

Real Houses—Not Shells.

1112-14-16 Girard St. N.W.

COLUMBIA HEIGHTS.

Open Every Day.

Lighted Evenings.

NOT THE BOX-STYLE HOUSE.

But a finely built, deep house, with an abundance of floor space. The kitchen where it should be—away from the dining room; a large pantry between.

A BIG RECEPTION HALL.

Intervenes between the parlor and dining room—a space equal to a room; the parlor is not jammed up against the dining room, as in the square, short houses. The three bedrooms are large, light, and each has a big closet.

AN AIR SPACE OVER THE SECOND FLOOR—A VALUABLE ADDITION—A NECESSITY FOR COMFORT.

Oak floors, the best of oak laid with the greatest care. Hardwood trim throughout.

Electric light—magnificent fixtures. Hot-water heat. The newest, most effective gas water heater—expensive to install, but cheap to maintain. Cellar under entire house—front, interior and rear cellar entrances. Servants' accommodations. STONE AND BRICK BAY-WINDOW FRONT, WITH STONE AND CEMENT PORCH.

(No tin bay windows.)

Two-story Rear Porch, Overlooking

AN IMMENSE YARD.

Ample Room for Stable, Garage, Playgrounds and Garden.

The Price, \$5,850

Is the lowest ever applied to such a standard, first-class property. The owner acquired the ground right—hence this \$5,850 value for \$5,850.

SMALL CASH PAYMENT

AND SMALL MONTHLY INSTALLMENTS.

CALL TOMORROW.

Belt, O'Brien & Co., Inc.,
1309 G N.W.

Once You See—

An Owner You'll Bel

SIX SOLD. SIX FOR SALE.

COME HERE FOR THE GREATEST HOME BARGAINS EVER OFFERED. THE FINEST HOUSES—THE CHOICE LOCATION.

Eighteenth St. N.W.

Between Kenyon and Kilbourne Sts.

Take Mt. Pleasant (Conn. ave.) cars to Kilbourne st., walk west to 18th st.

THE HOUSES ARE NOT ALL ALIKE.

OPEN TOMORROW.

Nine rooms. Spacious library. Three toilets. Hot-water heat. Laundry. Electric light. Servants' conveniences. Large closets. Rear stairway.

Highly polished oak floors. Oak wood throughout.

PANELED DINING ROOM. BEAM CEILING.

Vacuum cleaning service.

METAL WEATHER STRIPS.

LARGE TWO-STORY PORCH OVERLOOKING ROCK CREEK AND ZOOLOGICAL PARKS.

WHY PAY \$6,000 FOR A SIX-ROOM HOUSE WHEN FOR A LITTLE MORE YOU CAN OWN ONE OF THESE. SOMETHING WORTH PAYING FOR?

BELT, O'BRIEN & CO., Inc.,
1309 G N.W.

"Potomac Heights"

Have You Seen It?

Have you been out to see this beautiful property? If not, go out at once. It will pay you to investigate and invest.

Water, Sewerage, Electric Lights,
Phone System, 5c Fare.

Several fine dwellings erected and others under construction.

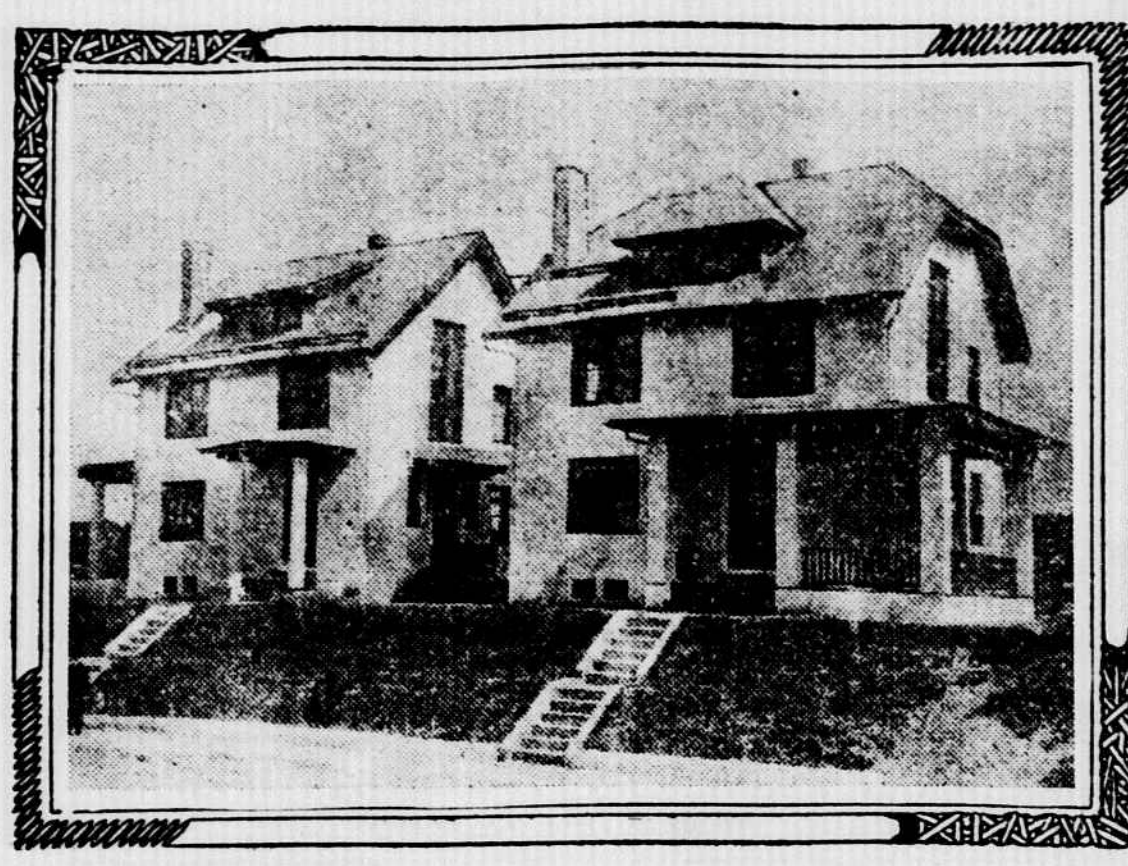
Lots 20c Per Square Foot.

On easy terms. Same distance out as Cleveland Park; neighborhood equally as good. Why pay high prices in other places when you can buy from us for 75 per cent less? Buy, build and live at Potomac Heights. We have sold to the best people only. Meet us on the property tomorrow.

Potomac Heights Land
Company, Inc.,

221-222 Colorado Building.
Phone Main 7306.

TWO DWELLINGS IN TAKOMA HEIGHTS



NEW HOUSES JUST FINISHED ON DALLIA STREET AT THE HIGHEST POINT IN THE SUBURB.

HOUSES JUST FINISHED.

W. L. F. King Completes Work on Dwellings in Takoma Heights.

Construction work has just been finished by W. L. F. King of the firm of King & Milburn upon two new houses in Dahlia street, Takoma Heights, and the dwell-

ings will be placed upon the market immediately. The site upon which the buildings stand is the highest in Takoma Heights, and the houses stand on a terrace well above the level of the street. Both houses are of the two-story bungalow type, with sloping roofs and overhanging eaves, and they have been given an attractive finish in plain concrete. Each house contains six rooms and bath and all modern improvements.

MANY DWELLINGS NOW IN COURSE OF CONSTRUCTION

Washingtonians Lead the Way in Pointing Out Advantages of Capital City as Residential Center.

With an active campaign promised by the Chamber of Commerce for advertising to the country at large the advantages of the capital as a residential city, it is particularly interesting to note the rapid forward strides which are being made by residents of the city in adding to the attractiveness of the choice residence streets. Washingtonians obviously have unbounded faith in the value of permanent investments in realty in their own municipality, and even within the current week announcements have been made of several important building operations which either have been undertaken or are being rapidly pressed to completion by citizens of the District. Instances might be multiplied almost to infinity of this belief in the substantial character of real estate investments in the District if the work of the firms of operative builders were to be chronicled, because it could be shown that literally thousands of houses have been built and placed on the market and sold to home buyers almost as soon as finished. Similarly it could be shown that dozens of new subdivisions have been opened in all of the semi-urban sections in the outskirts of the city proper, and building lots have been sold and new neighborhoods founded with every passing building season.

But it is in the city itself that the up-building has gone forward most consistently. Tourists have come to Washington intent in scores of cases merely upon visiting the capital of the country, and they have been so fascinated by the beauty of the city and by its evident advantages as a purely residential community that they have been impelled to buy homes here and make of themselves bona fide Washingtonians. Retired business men who have amassed wealth in commercial pursuits in other parts of the country, and their families, may be found in considerable proportion in the residence sections of the capital.

City Draws Permanent Residents.

In the same way men have come to Washington to take active part in the official life, only to determine at the end of their terms in office to remain as permanent members of the community. Retired officers of the army and navy, members of Congress who have failed of reelection or who have declined to stand for further preferment at the hands of their constituents, men who have come to Washington to hold more or less permanent posts in the executive departments—all of them have required but a brief stay in the National capital to become infatuated by the city and its environs. World travelers who have seen the comparatively short seasons which may be enjoyed by the resident Londoners or Parisians or the residents of other European capitals, are struck at once by the almost all-the-year-round comforts of residence in the capital of the United States. As the country to Washington the population of the city has been materially increased.

Aside from the activities of the operative builders, by which the house census of the District is constantly being increased, the building of homes by their prospective owners and occupants probably never was more in evidence than it has been in the present building season. Justice Charles E. Hughes of the United States Supreme Court is building a home at 16th and V streets, the finishing touches to exterior construction are just being placed on the new home of William E. Curtis in Connecticut avenue between Florida avenue and S street.

J. J. Early, a local architectural sculptor, has started house building in Lafayette street near 17th street northwest; William A. Gieseking of Riggs Bank has under construction two semi-detached houses on lots adjacent to his own home at 20th and Biltmore streets northwest; Davidson & Davidson, real estate operators, are building a large colonial type house at 1222 19th street northwest; Dr. George P. Patton, a Wisconsin avenue druggist, will let the contract to build a new building of a suburban home on Nebraska avenue near Wisconsin avenue.

Justice Hughes' House.

The new home for Justice Hughes, which is after plans prepared by George Oakley Totten, architect, has been designed to meet the particular needs of the Supreme Court jurist. One part of the ground floor will be given over entirely to Justice Hughes' law library, and in this room, which has been designated in this room, which has been designated a book-stack room, much of his work will be done in preparing opinions to be handed down in the highest court in the land. The house, construction of which has progressed to about the second-story level, will be twenty-nine feet wide and eighty-seven feet deep, standing on a lot twenty-nine feet wide by 110 feet deep. It will be of the colonial type, built of hand-made red brick with red sandstone, known as Maryland stone, trimmings. Over the main entrance in V street there will be a balcony, and the cornice will be finished with a balustrade effect. The interior arrangement will be about as follows:

In the basement, besides the book-stack room, the boiler room and storage room, will be the first-floor entrance hall, library, secretary's room, kitchen, pantry, provision closet, laundry and servants' hall. On the second floor, drawing room, dining room, butler's pantry, man's room and storage room.

On the third floor, five chambers, two baths and linen closets.

On the fourth floor, five chambers and bath, two servants' rooms and bath. The house will cost about \$40,000. It is being built by John H. Nolan.

Three Houses Will Cost \$50,000.

Work has just been started on the new house for Davidson & Davidson at 1822 19th street northwest. It is to be of brick, three stories in height, with a frontage of thirty feet on 19th street and a depth of fifty-two feet. In its basement will be the heating plant and the laundry; on the first floor the parlor, reception room, dining room, pantry and kitchen; on the second floor, library, four chambers and two baths; and on the third floor, three chambers and bath, two servants' rooms and bath and a trunk room. Plans for the house were drawn by Wood, Donn & Denning, architects. The structure will cost about \$50,000.

The two houses which are being built

An Important Item in Selecting A Home Is the Location.

19th Street, Near Park Road.

It is often said, "That's a beautiful home, but a poor location." We are submitting a proposition that includes a MAGNIFICENT HOME, BEAUTIFULLY LOCATED.

The outlook is over one of the most beautiful parks in this city. The homes are ideal in every respect. We invite a comparison of these splendid houses with any others in the city, in the following particulars: Excellence of material and construction, quality of workmanship, richness of interior and exterior finish and decoration. They contain nine rooms, two bathrooms, finished in oak and mahogany; polished hardwood floors and stairways; drop-beam ceilings in dining rooms; White Mountain refrigerators and all other requisites in a perfect home.

PRICE, \$7,750.

SIX SOLD.

SAMPLE HOUSE OPEN AND SALESMEN ON PREMISES.
BUILT BY LEWIS E. BREUNINGER.

FIVE SIMILAR HOUSES ON 28TH STREET.

Near Cathedral Ave., in "Woodley Park."

These houses are just west of CONNECTICUT AVE., in a delightful home section.
SAMPLE HOUSE OPEN. SALESMEN ON PREMISES.

N. L. Sansbury Co., Exclusive Agent, 719-21 13th St. N.W.

SAUL'S ADDITION==The Peerless Suburb.

Picturesque Detached Homes. Beautiful Building Lots.

ALL HOUSES ENTIRELY DETACHED. Lots from 40 to 50 feet wide. Every city improvement. All kinds of city deliveries. Absolutely perfect car service. Only 20 minutes from heart of city. More fine detached homes built and sold than in all other suburbs combined. High-class citizenship.

Houses contain from 8 to 10 rooms; heated by hot water; lighted by electricity and gas; charmingly decorated; finished in oak; windows on all sides; broad, comfortable porches.

Beautiful building lots at prices 30 per cent lower than in adjacent subdivisions.
EASY TERMS. BRANCH OFFICE, 14th and Decatur Sts.

N. L. Sansbury Co., Exclusive Agent, 719-21 13th St. N.W.

The Greatest Bargain on Heights.

Price, \$2,850.

A cash payment of \$200 here will earn \$22.50 per month (we guarantee a tenant). This makes a gross 100% investment; pay nothing until you get 20%.

NOT ONLY A BARGAIN BUT A HOME.

Press brick; 6 rooms; fine bath; cellar; furnace; laundry; 12x12; front porch; large back yard to 20 ft. alley.

615 to 623 Columbia road northwest.

Take 9th st. cars; get off Columbia road, walk half block east.

OPEN DAILY AND SUNDAY.

Willett & Reinecke Co.,

1309 H STREET N.W.

We Will Make You
a Present of this
New Home.

If you're really in earnest about purchasing a beautiful home and at the minimum price, go see

723 G St. N.E.

Then come to us at once; here's a chance of your life to get a home dirt cheap, only one left.

NOT ONLY located in walking distance to work, but have service of 3 cars lines practically at your very door.

NOT ONLY has what other modern houses have, but also electric lights, hot-water heat, laundry tubs and big 2 floor hallway.

OPEN DAILY AND SUNDAY.

Willett & Reinecke,

1309 H STREET N.W.

SQUARE DEAL
REAL ESTATE
FOR RENT

—BY—

WM. O. ENGLER.

912 New York Ave. N.W.

If you have a dwelling, a store or an apartment for rent, DON'T BE A CLAM, but get in on this list, as published in "For Rent Column." It will cost you nothing but the little exertion needed to furnish a key to this office. We'll do the rest.

Patent Attorneys and Lawyers will find desirable quarters at low rentals, \$14.50 upward, including electric light and janitor service, in the

Newly Remodeled
Second National Bank
Building,
7th st. just below F.
Inspection invited.
Apply to rental agents,
Stone & Fairfax,
1242 New York ave.
W. H. Walker,
729 15th st. n.w.

Well Worth Reading.

In our Sunday Magazine tomorrow illustrated song, No. 13, "Comin' Through the Rye," illustrated from a drawing by Fred Pegram; part one of a two-part story, "Don John Quixote, Pampunan," by James H. Connolly; "The Obsession," by Hubert Footner; "Exhibit V," by Amanda Mathews; "The Great American Tin Can," by George Ethelbert Wallis; "Confessions of a Cook Lady," by Elsie MacDonald; "Back to Nature," by Rose Fulkerson; and another installment of "The Secretary of Pivious Affairs," by Mrs. Jacques Futelle.

Buy a Country Home in the City.

Our six and eight room homes corner Kansas avenue and Webster street are surrounded by beautiful oak trees, a feature one cannot estimate the value of.

The arrangement is ideal.
Guaranteed hot-water heating system.

Construction is of a character we invite criticism.

Beautiful porches front and rear.

See them.
Sample house, corner Kansas avenue and Webster street, open any day.

Prices, \$4,350 to \$5,000.
Easy Terms.

Phillips & Sager,
715 14th St.

Beauty, Value, Accessibility.

All are coupled in these un-typical homes.

They have wide frontages, with large colonial porches. Constructed throughout in the best possible manner. Located at the intersection of Florida avenue, 1st and R streets northwest.

\$4,850.

Six rooms, reception hall and bath; parquet flooring; gas and electric light; large dining room.

Open Sunday.

Thomas J. Fisher & Co.,
INCORPORATED,
738 15th St. N.W.

GLOVER BUILDING SOLD.

J. M. Stein Secures Price of \$160,000 for F Street Structure.

Announcement was made today of the sale of the Glover building, 1419 F street northwest, at a consideration said to have been about \$160,000. The structure, which is six stories in height, stands on a lot thirty-one feet front by 120 feet deep, so that the price paid represented nearly \$40 a square foot. A store occupies the ground floor, with offices in the five stories above.

The Glover building was erected about twenty-five years ago, and it has figured in realty deals several times. About a year ago it was purchased through the offices of W. H. Saunders & Co., by J. M. Stein, at a price of about \$180,000, and improvements were then made which added considerably to its value. In the present transaction the property was sold for Mr. Stein by E. C. Brainerd and J. Cobb to Mrs. He. Jetta M. Halliday, who, it is said, plans to hold the building as an investment.



WILLIAM A. GIESKING MAKING IMPROVEMENTS ON LOTS ADJOINING HIS HOME AT 20TH AND BILT-MORE STREETS.